



# Bid Opportunity

Columbia University Manhattanville

Jerome L. Greene Science Center &  
Central Energy Plant

**O**ver the next three decades, Columbia's long-term plan for the old Manhattanville manufacturing area will revitalize the four former industrial blocks from 125th/129th to 133rd Street between Broadway and 12<sup>th</sup> Avenue, and three small blocks along the east side of Broadway from 131st to 134th Street, into an environmentally sustainable and publicly accessible center for academic and civic life woven into the fabric of the West Harlem community.

## Opportunity

Lend Lease, acting as a Construction Manager for Columbia University, is currently soliciting qualified subcontractors and vendors including Minority Business Enterprises (MBE), Women Business Enterprises (WBE) and Local Business Enterprises (LBE) for the build out of the Jerome L. Greene Science Center and portions of the Central Energy Plant. The contract awards are anticipated in October and November 2011. Material procurement and fabrication would begin May 2012 and erection is anticipated to begin in 2014.

## Bid Period

September - October 2011

## Project Background

Columbia is developing its new academic mixed-use campus in the Manhattanville area of West Harlem over a the next several decades. The 17 acre academic mixed-use program is located approximately between Broadway and 12<sup>th</sup> Avenue, from the north side of West 125<sup>th</sup> Street to the south side of 133<sup>rd</sup> Street.

## Scope of Work

This contract involves the purchase, coordination, and installation of: elevators, window washing rigs, metal panel enclosures at air vents, masonry, metal stairs, cast in place concrete, fire protection, gas for waste water, storm water and gas, electrical and fire alarm, HVAC, resinous epoxy, paint and coatings, construction hoist and sidewalk bridge. The work will be at either the Central Energy Plant, the Jerome L. Greene Science Center, or in some cases both buildings. Both buildings will be located west of Broadway north of West 129<sup>th</sup> Street in Manhattan. The structures total approximately 600,000 square feet. The supply and installation of plumbing and fire protection systems for the central energy building are not part of these packages.

## Qualifications

Union firms with successful track records of procuring and installing mechanical, electrical, and plumbing systems in New York City. Familiarity with local codes, regulations and laws, including experience and interaction with all authorities having jurisdiction. Must have experience with completing similar past projects in the \$1-70 million range depending upon the exact bid package.

*(continued)*

## Insurance Requirements

Insurance will generally be provided through an Owner Controlled Insurance Program (OCIP).

## Bonding Requirements

Performance Bond: Full Contract Amount

Labor and Material Bonds: Full Contract Amount

## Minority, Women & Local Workforce Participation Requirements

- Business Participation Requirements:  
35% Minimum of Contract Award Amount
- Workforce Participation Requirements:  
Minimum of 40% of Total Project Work Hours

\*As a Harlem-based institution, the University principally defines its "local" catchment area as those communities located in the zip codes that contain, in whole, or in part, the census tracts of the federally mandated New York Empowerment Zone (NYEZ). In Manhattan, this area is defined as Upper Manhattan, or all points north of 96th Street, river to river. The zip codes of Upper Manhattan are: 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039 and 10040. In the Bronx, this area is defined by the following zip codes: 10451, 10454, 10455 and 10474. Contractors are deemed to be local if they maintain a primary business address, or have a significant administrative business presence, in one of these zip codes.

## Contact Information

If interested in being considered, contact Serena Sinckler at (212) 854-4142 to receive more information and a pre-qualification form.

**All prequalification forms must be returned by September 23, 2011.**

Please forward pre-qualification forms to:

Columbia University Manhattanville Development  
646 West 131st Street, 2nd Floor  
New York, NY 10027  
Attn: Serena Sinckler

## Additional Subcontracting & Supplier Opportunities:

If your company does not meet the qualifications to bid the job as the prime mechanical, electrical, or plumbing contractor, it may be possible to partner and provide the following: fabrication and installation of interior ductwork, supply of fire protection equipment, installation electromagnetic shielding, and automatic temperature control systems. Please reply with your interests and your contact information will be forwarded to the prime bidders.